

#3033258-EG

6913 CARLETON AVE S **STREAMLINED DESIGN REVIEW**



ADDRESS

6913 CARLETON AVE S
SDCI# 3033258-LU

PROJECT TEAM

OWNER	Sage Homes Northwest
ARCHITECT	SHW
STRUCTURAL	Malsam Tsang Engineering
LANDSCAPE	Root of Design
SURVEYOR	Mead Gilman Land Surveyors
ARBORIST	Tree Solutions Inc.

PROJECT INFO

ZONING	LR2
OVERLAYS	AIRPORT HEIGHT OVERLAY 168 FT ECA: LIQUEFACTION ZONE
LOT SIZE	5,504 sf
FAR	1.2
ALLOWABLE FAR	6,605 sf
PROPOSED FAR	5,509 sf
PROPOSED UNITS	5
PROPOSED PARKING	5
BICYCLE PARKING	6

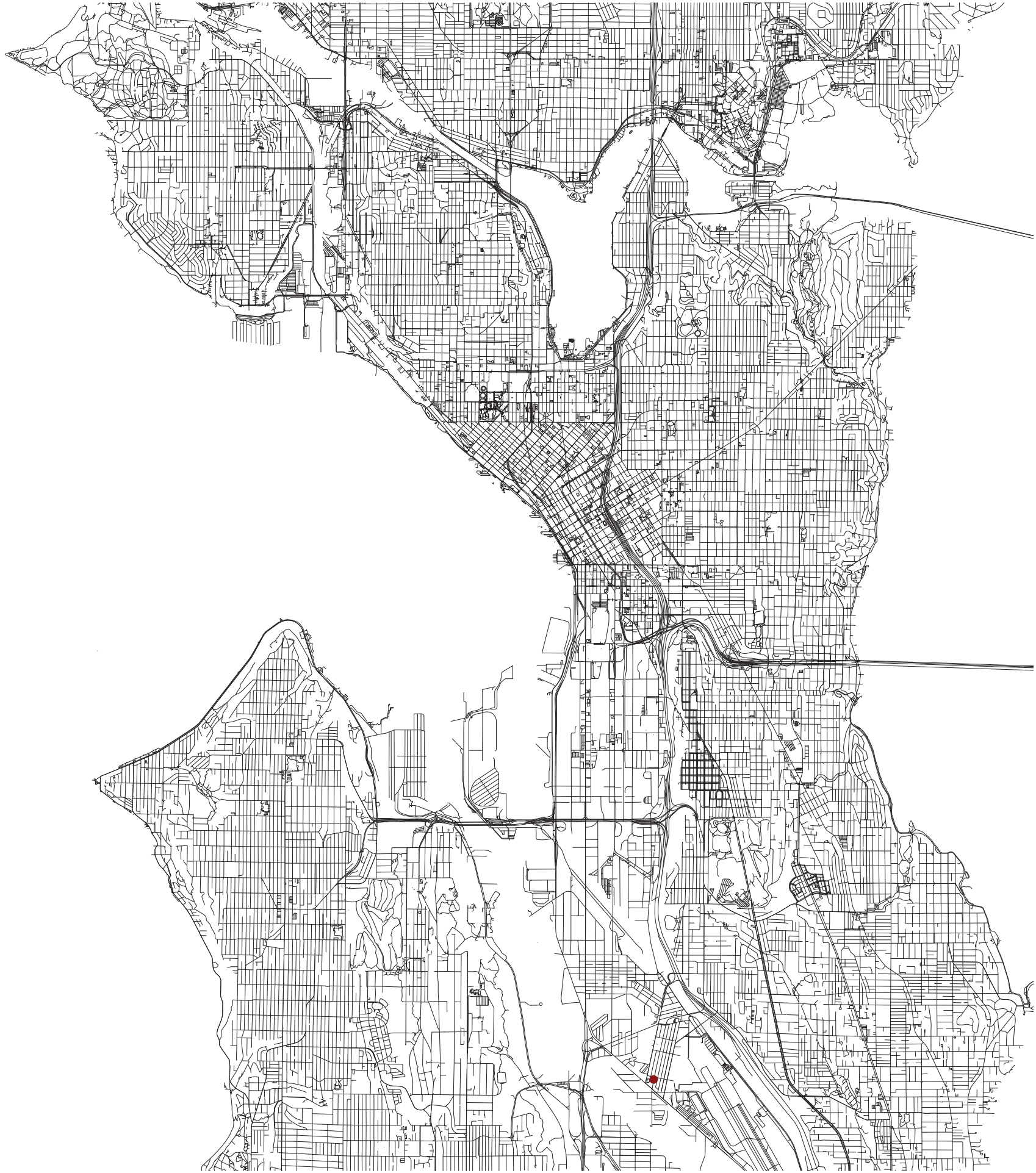
PROJECT DESCRIPTION

This project involves the demolition of an existing SFR along with detached garage and the construction of 5 townhomes with 5 surface parking spaces. Exceptional Sequoia Sempervirens to be preserved.

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PROJECT INFO / PROPOSAL

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GEORGETOWN

While the majority of this south Seattle neighborhood consist of industrial buildings and major transportation corridors, Georgetown retains a sizeable number of residential and commercial spaces. Georgetown's short blocks, tree covered streets and flat topography provide a pedestrian and bicycle friendly experience.

ZONING

The project parcel is zoned LR2 and lies within a parking flexibility area. Georgetown is comprised of SF-5000, LR1, LR2 and commercial zones and is surrounded entirely by industrial zones. The south end of Georgetown’s residential core transitions abruptly from 30’ LR1 and LR2 zones to 65’ industrial zones to the east and west and an 85’ industrial zone to the south.

OVERLAYS

AIRPORT HEIGHT OVERLAY:
HORIZONTAL SURFACE 168 FT



ENVIRONMENTALLY CRITICAL AREAS:
LIQUEFACTION ZONE



ZONING

SF-5000



LR1



LR2



C1-40



C2-40



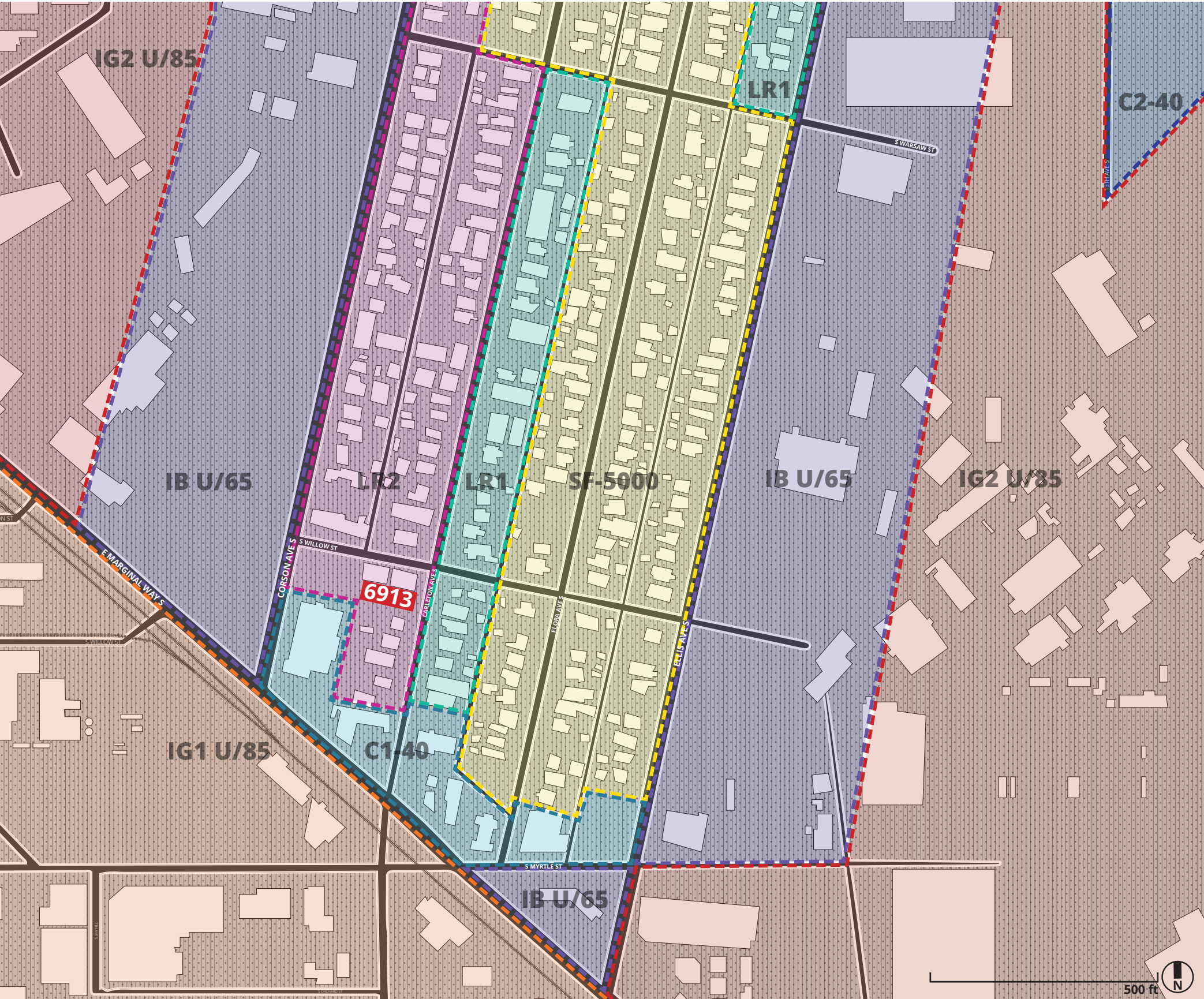
IB U/65



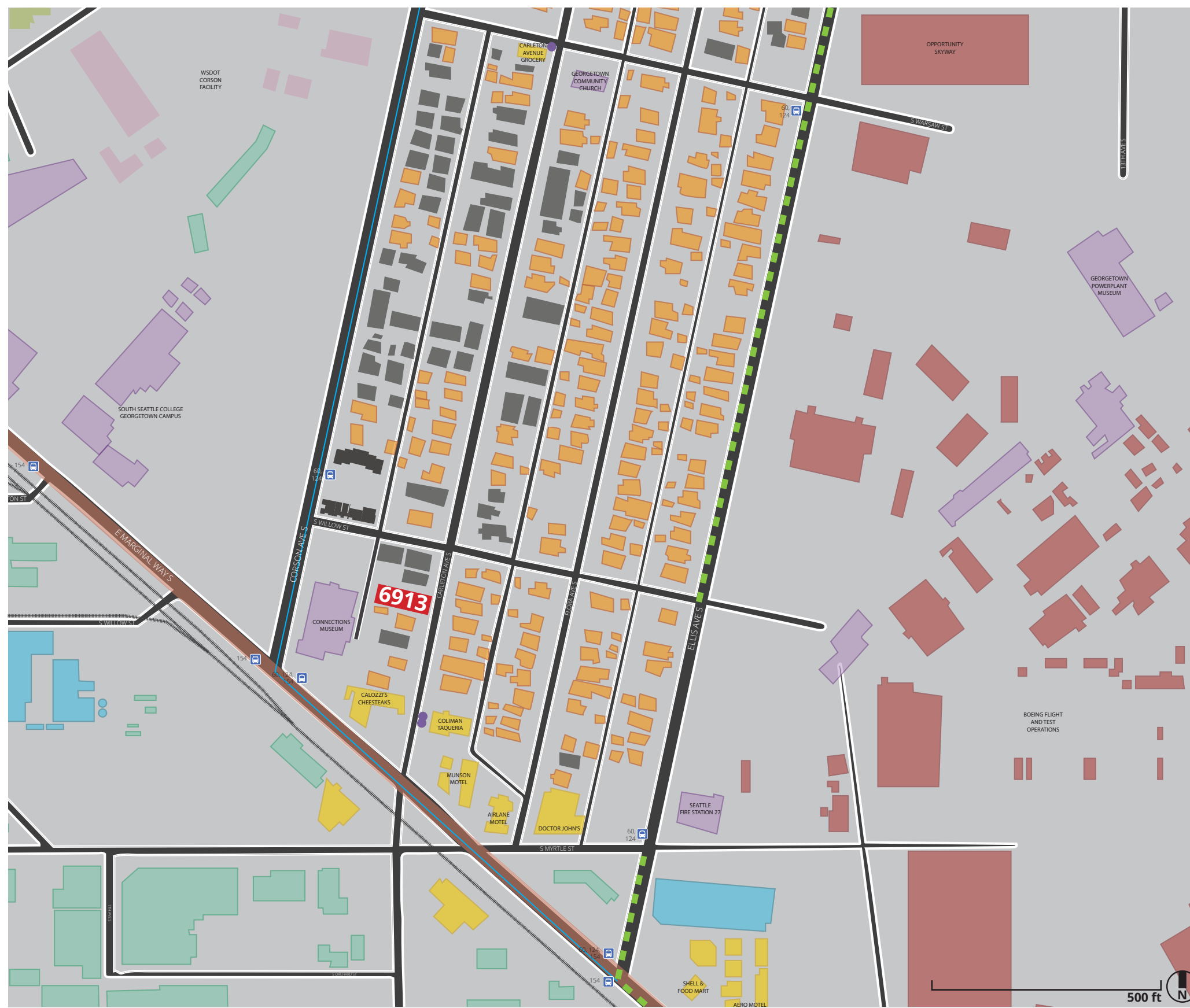
IG1 U/85



IG2 U/85



ADJACENCIES / CIRCULATION



TYOLOGY

- MULTI-FAMILY
- SINGLE FAMILY
- INSTITUTIONAL
- WAREHOUSE
- INDUSTRIAL
- UTILITIES
- COMMERCIAL
- AIR & MARINE TERMINAL

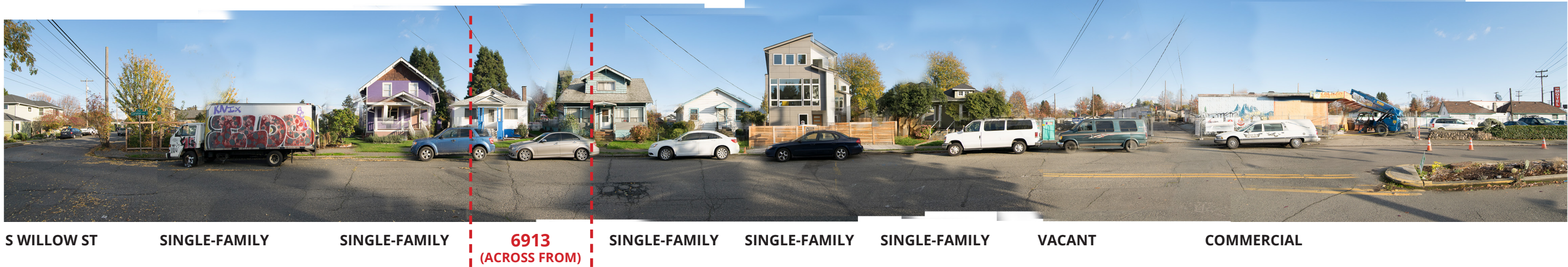
CIRCULATION

- MAJOR ARTERIAL
 - DEDICATED BIKE LANE
 - SHARROW
 - BIKE ROUTE
 - DESIGNATED BUS STOP
 - CITY OWNED BIKE RACKS
- Walk Score 50
Transit Score 47
Bike Score 67

1 CARLETON AVE S LOOKING WEST



2 CARLETON AVE S LOOKING EAST



3 S WILLOW ST LOOKING SOUTH

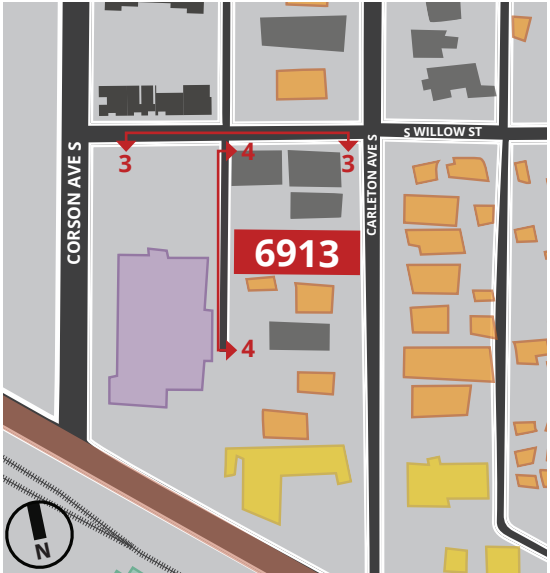


CARLETON AVE S MULTI-FAMILY **6913**
(BEYOND) MULTI-FAMILY ALLEY COMMERICAL

4 ALLEY LOOKING EAST



MULTI-FAMILY MULTI-FAMILY **6913** SINGLE-FAMILY MULTI-FAMILY



EXISTING CONDITIONS

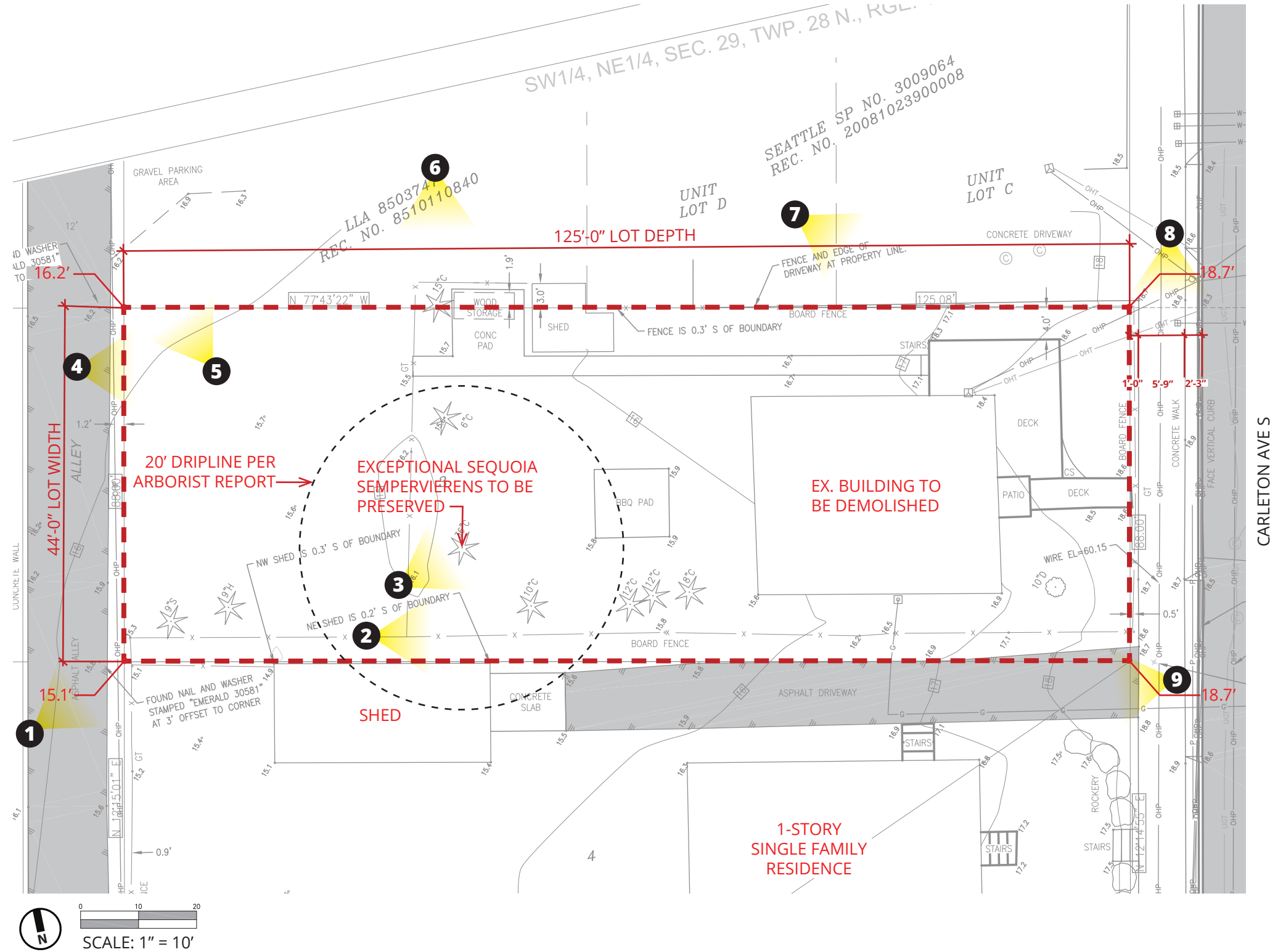
6913 Carleton Ave S is occupied by a single family residence with no parking and backs up to an asphalt alley. The site features a deck at the northeast corner and a shed on the north property line towards the rear of the site. Grade is generally flat with only a drop of 24" from Carleton Ave S to the alley in the rear. A 38.6" sequoia grows behind the SFR approximately 83' west of the front property line and 14' north of the south property line.

LEGAL DESCRIPTION

LOT 3, BLOCK 2, SWEENEYS ADDITION, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 37,
RECORDS OF KING COUNTY, WASHINGTON.

Surveyor: Mead Gilman Land Surveyors Date: 07/09/2018

— — — — — **PROPERTY LINE**



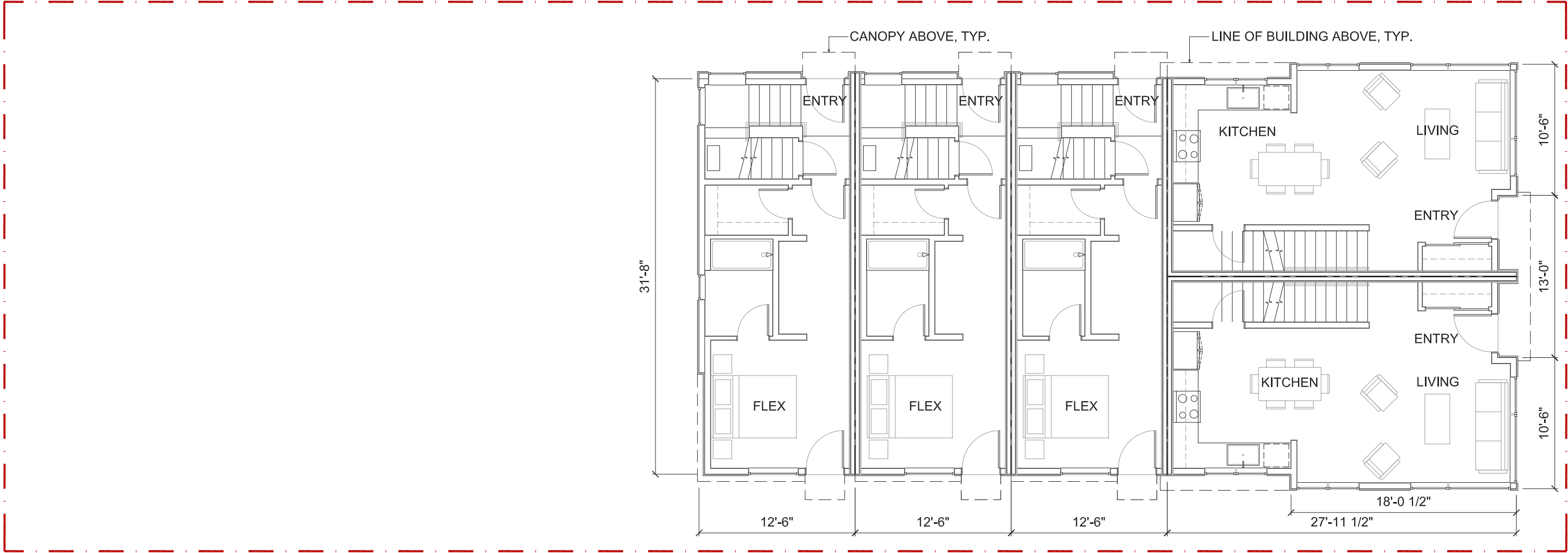
SITE CONDITIONS



SCALE: $3/32'' = 1'-0''$

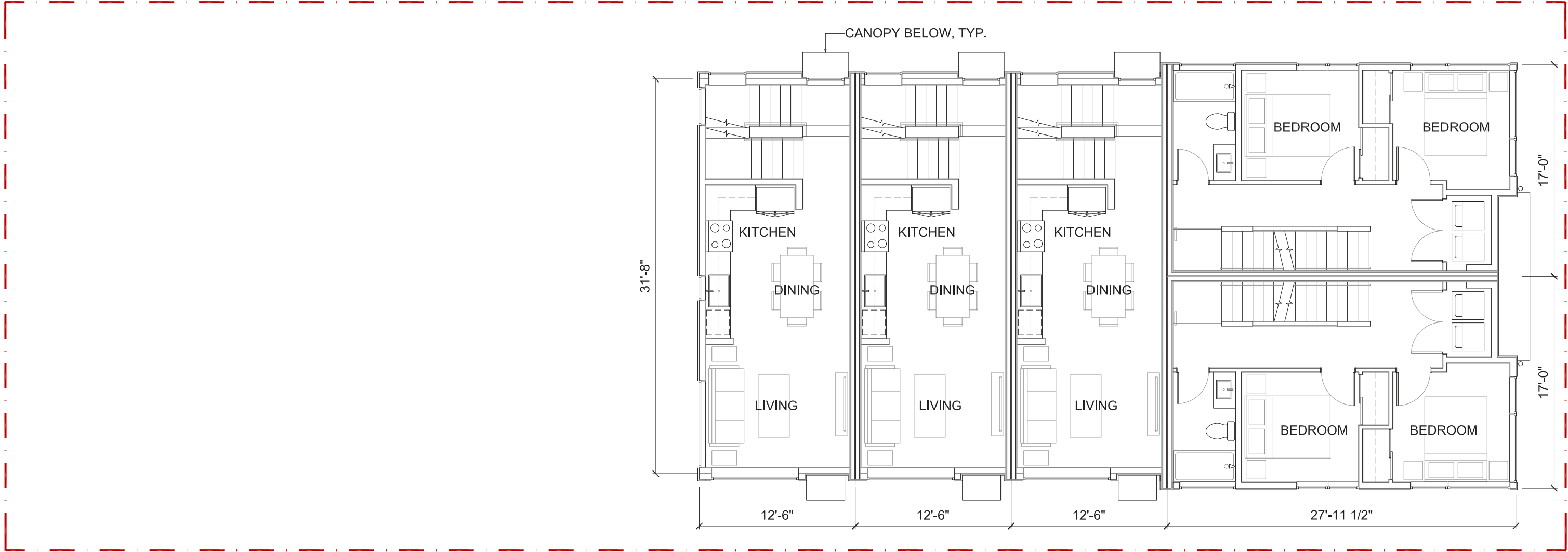


LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEVEL 2 FLOOR PLAN

SCALE: 1/8" = 1'-0"

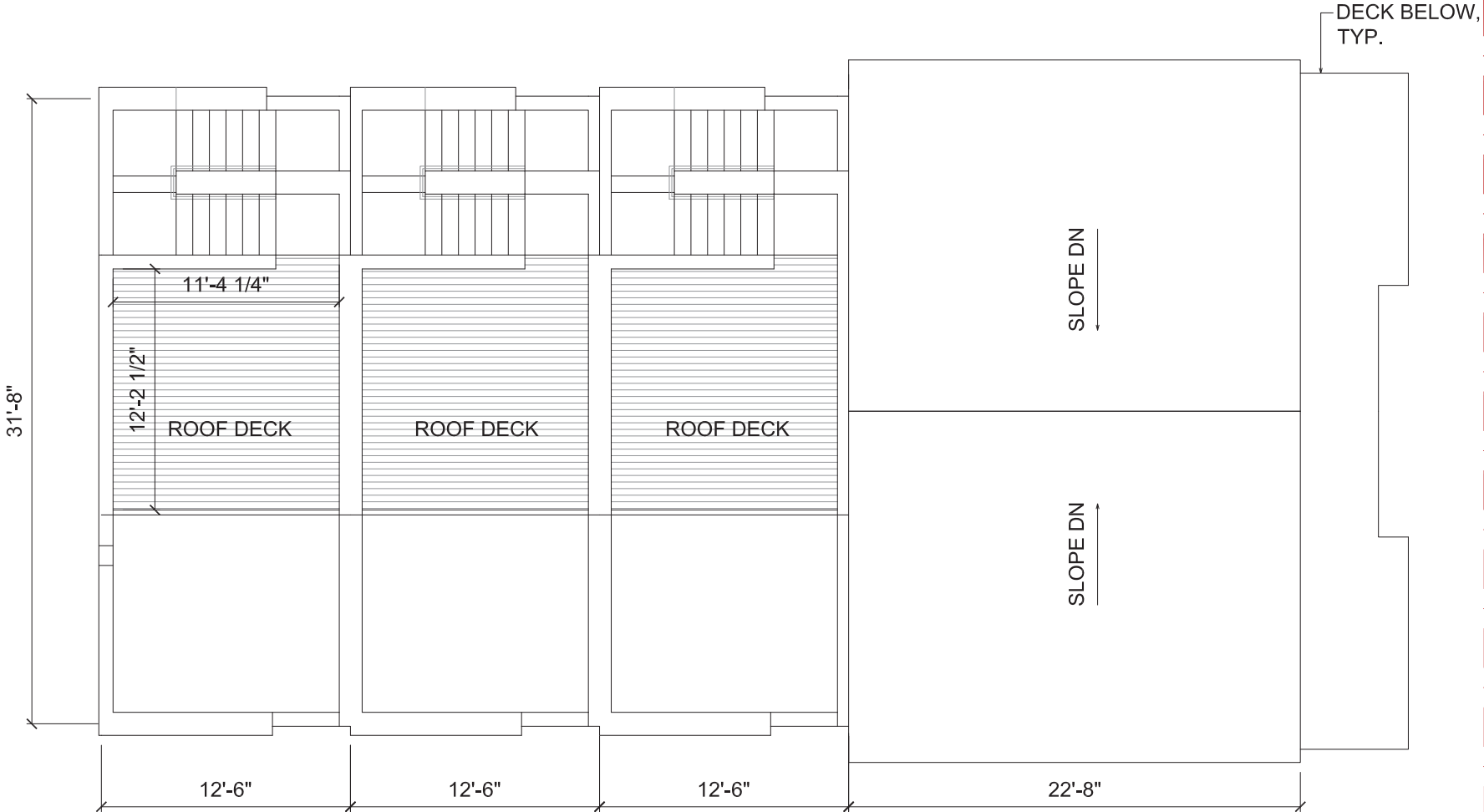


LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROOF PLAN

SCALE: 1/8" = 1'-0"

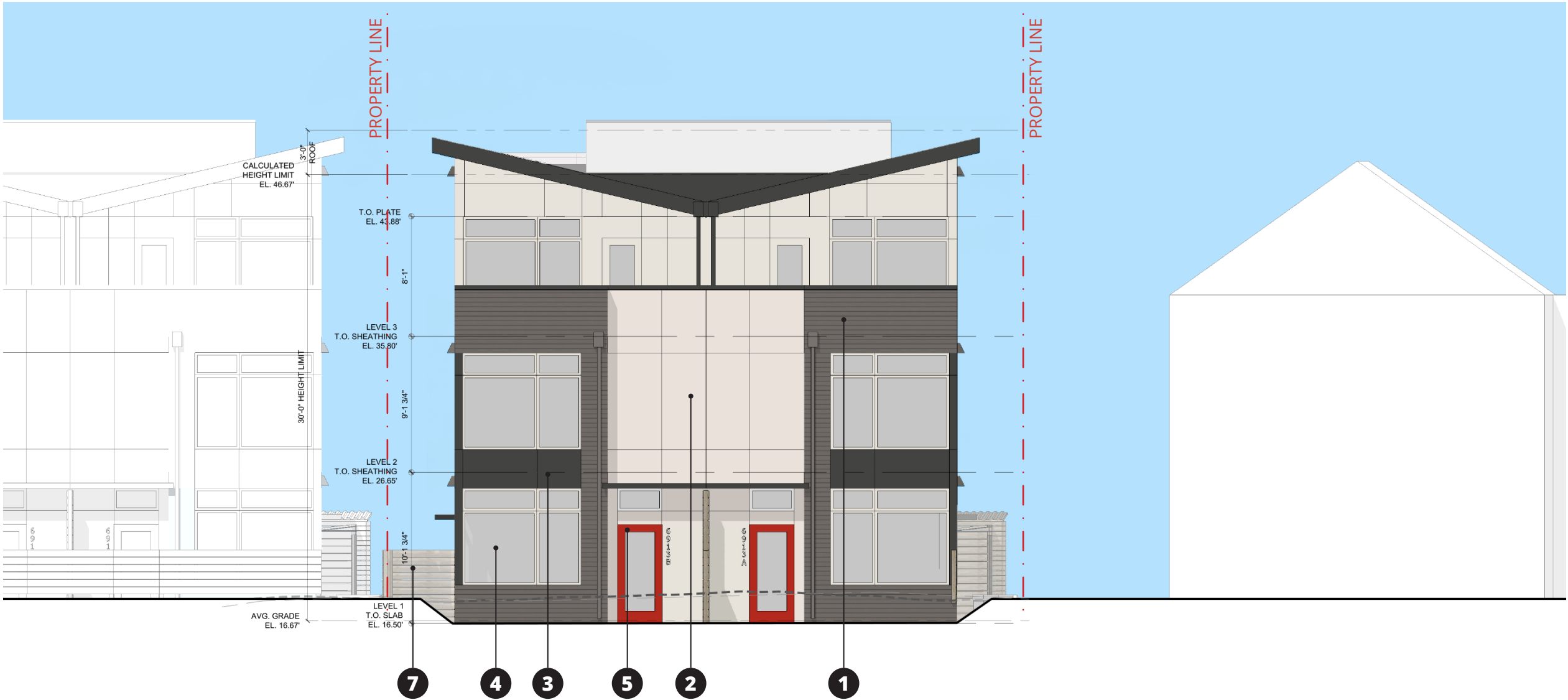




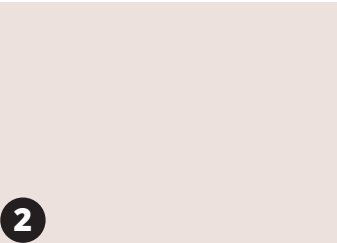
VIEW FROM CARLETON AVE S

EAST ELEVATION

SCALE: 1/8" = 1'-0"



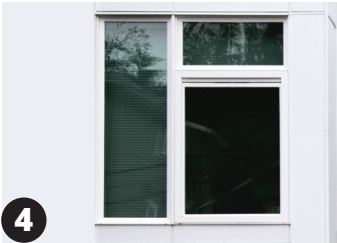
1 LAP SIDING,
GRIZZLE GRAY



2 FIBER CEMENT PANEL ,
TOQUE WHITE



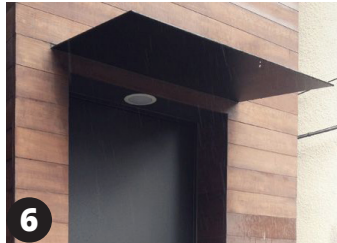
3 FIBER CEMENT PANEL ,
IRON ORE



4 VINYL WINDOWS,
WHITE



5 ACCENT COLOR DOOR,
HEARTY ORANGE

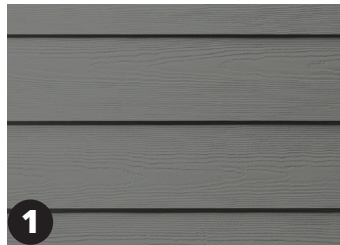


6 CANOPY,
BENT STEEL

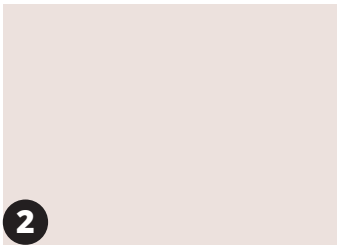


7 CEDAR SCREENING
FENCE

SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1
LAP SIDING,
GRIZZLE GRAY



2
FIBER CEMENT PANEL ,
TOQUE WHITE



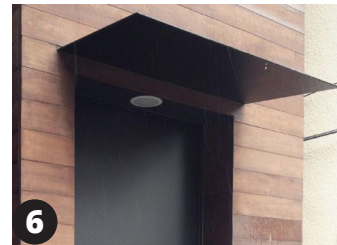
3
FIBER CEMENT PANEL ,
IRON ORE



4
VINYL WINDOWS,
WHITE



5
ACCENT COLOR DOOR,
HEARTY ORANGE

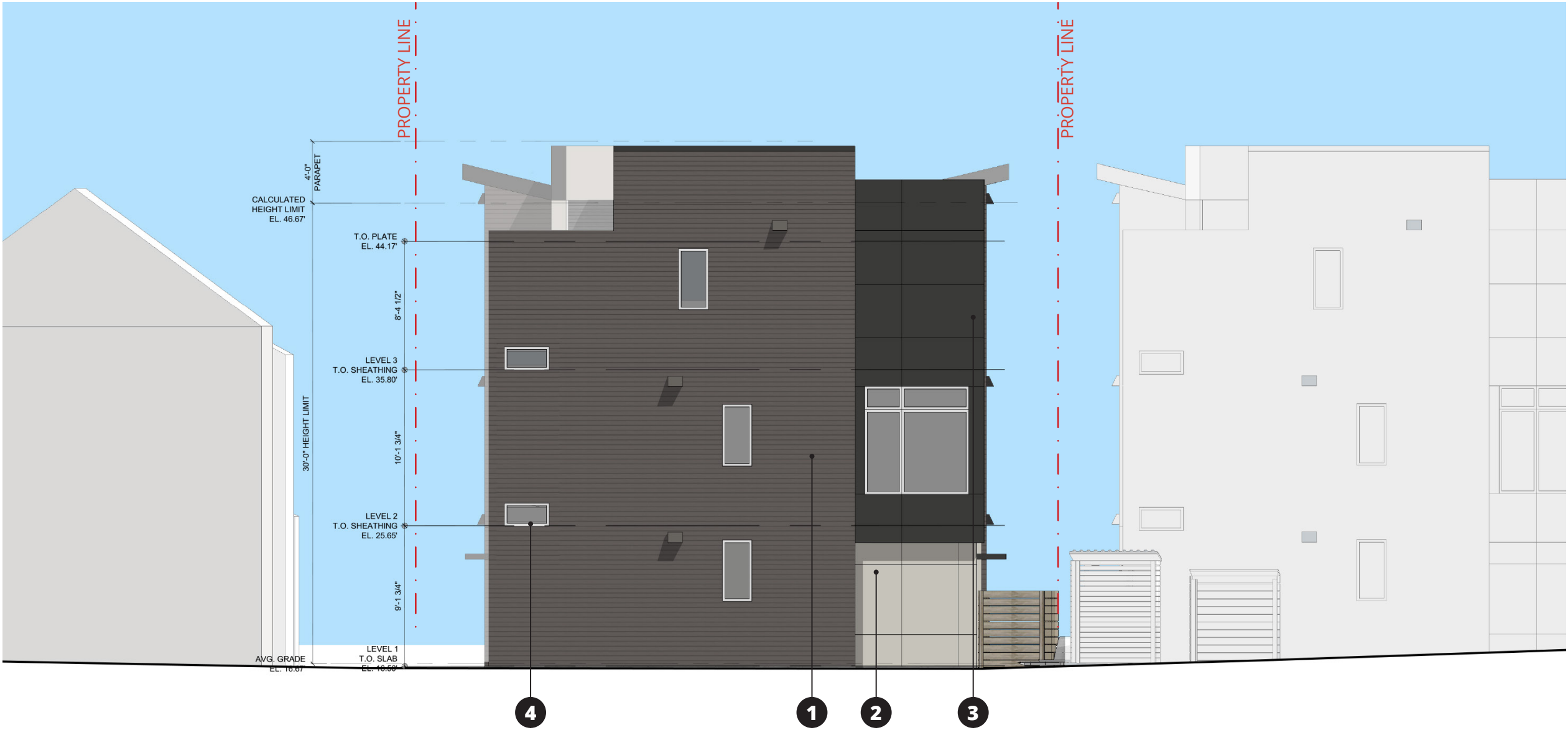


6
CANOPY,
BENT STEEL

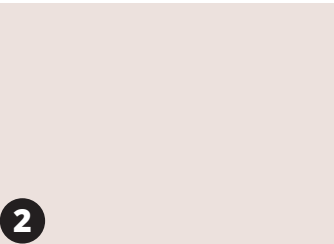


7
CEDAR SCREENING
FENCE

WEST ELEVATION
SCALE: 1/8" = 1'-0"



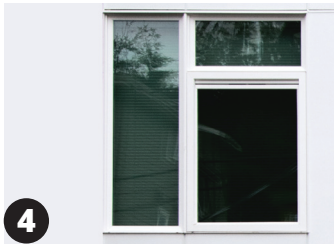
1
LAP SIDING,
GRIZZLE GRAY



2
FIBER CEMENT PANEL ,
TOQUE WHITE



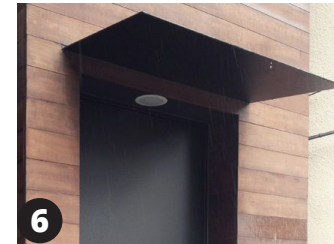
3
FIBER CEMENT PANEL ,
IRON GRAY



4
VINYL WINDOWS,
WHITE



5
ACCENT COLOR DOOR,
HEARTY ORANGE



6
CANOPY,
BENT STEEL

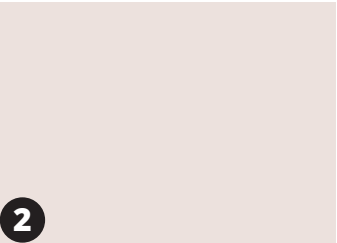


7
CEDAR SCREENING
FENCE

NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 LAP SIDING,
GRIZZLE GRAY



2 FIBER CEMENT PANEL,
TOQUE WHITE



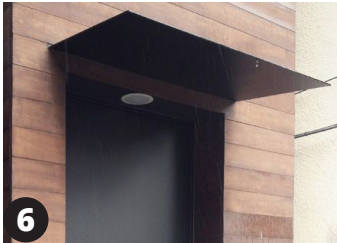
3 FIBER CEMENT PANEL,
IRON GRAY



4 VINYL WINDOWS,
WHITE



5 ACCENT COLOR DOOR,
HEARTY ORANGE

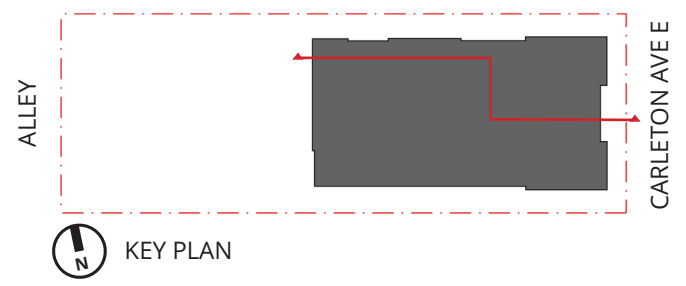
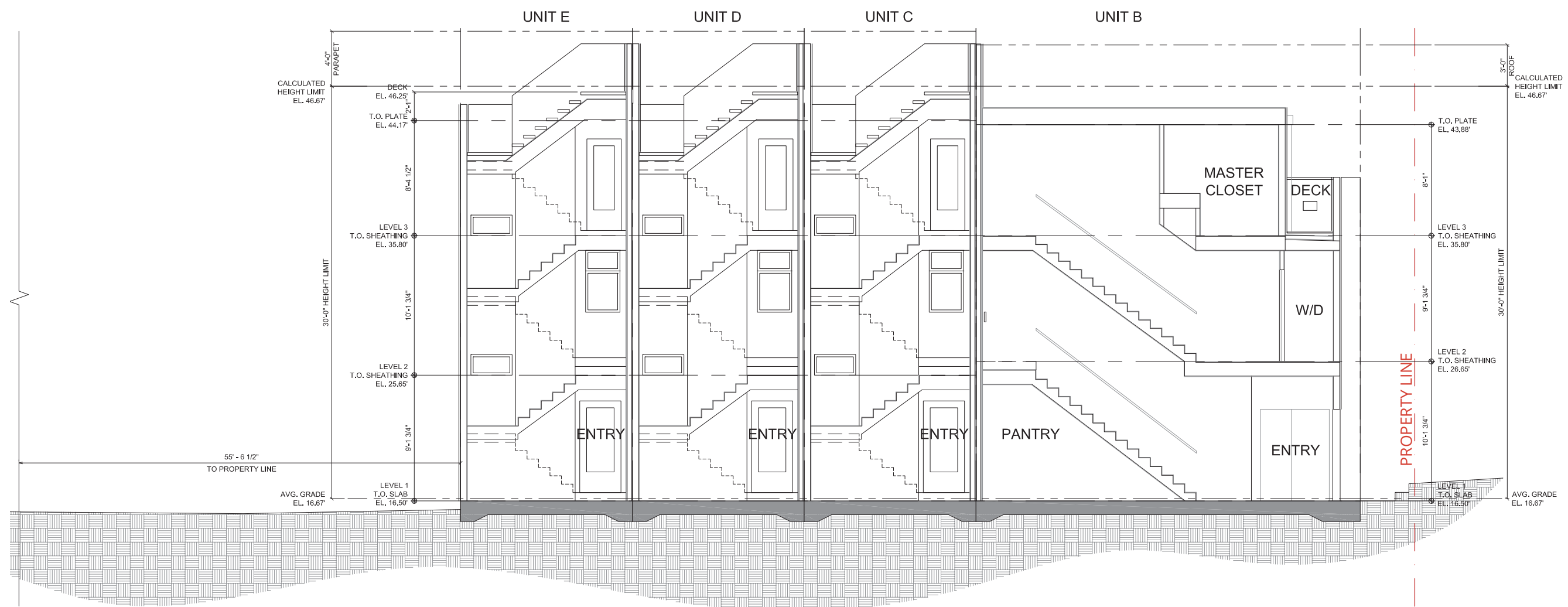


6 CANOPY,
BENT STEEL



7 CEDAR SCREENING
FENCE

SECTION
SCALE: 1/8" = 1'-0"



INTENTIONALLY BLANK

TREE PRESERVATION

SITE PLAN STRATEGIES

6913 Carleton Ave S features an exceptional 38.6" diameter Sequoia Sempervirens which this development will preserve per the City of Seattle provisions for tree preservation. However, the tree greatly reduces the site's buildable area. After providing a tree protection plan compliant to the provisions of SMC 25.11.050, the proposed development will not be able to maximize the site's zoning potential. To mitigate the tree's impact on the site's buildable area, this project will make reductions to the parking requirements of SMC 23.54.030 through the Tree Protection provisions of SMC 25.11.070.

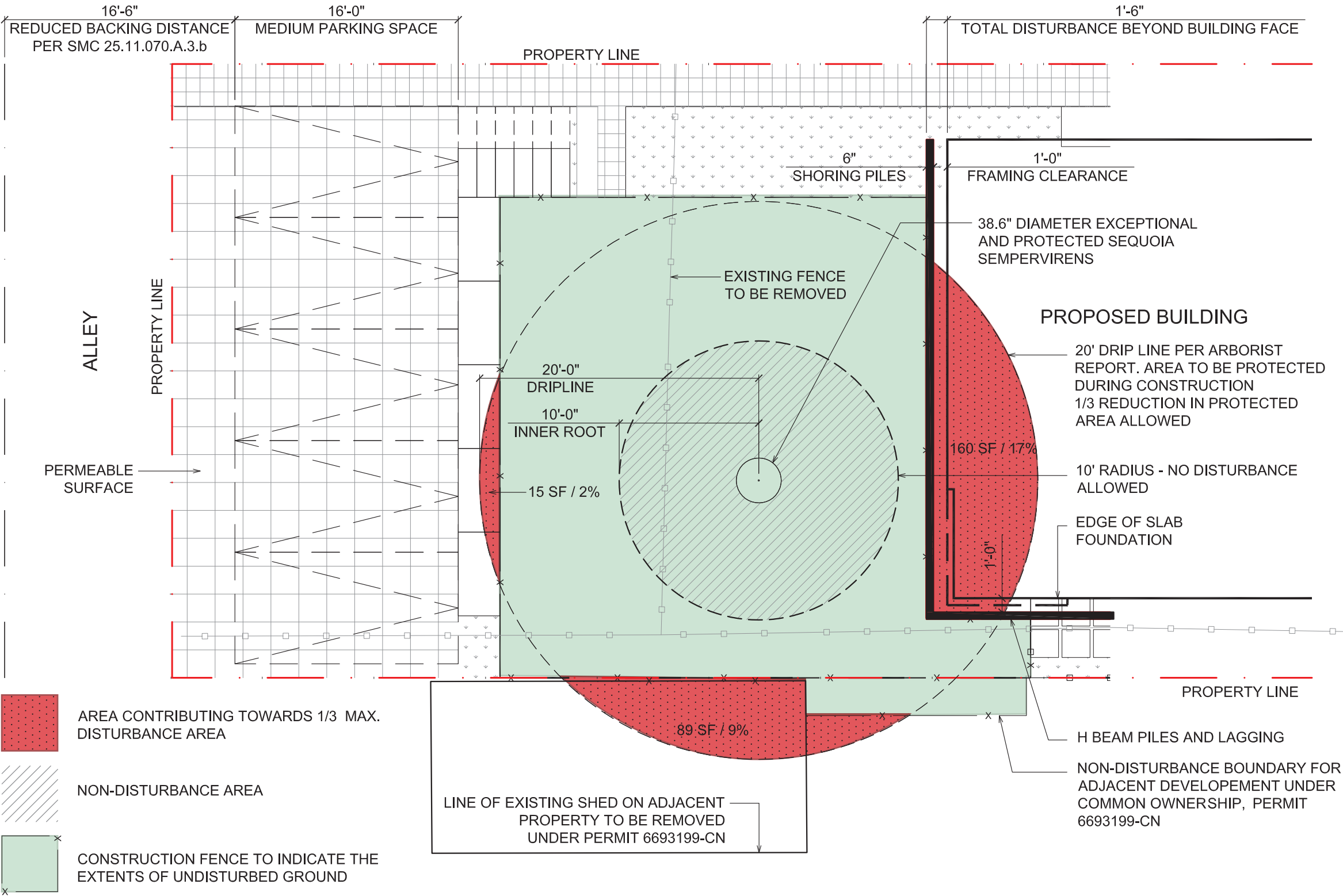
- 1
- This project also requests one SDR adjustment to reduce the front setback by 43% (up to 50% reduction allowed through SDR).

Parking Reduction

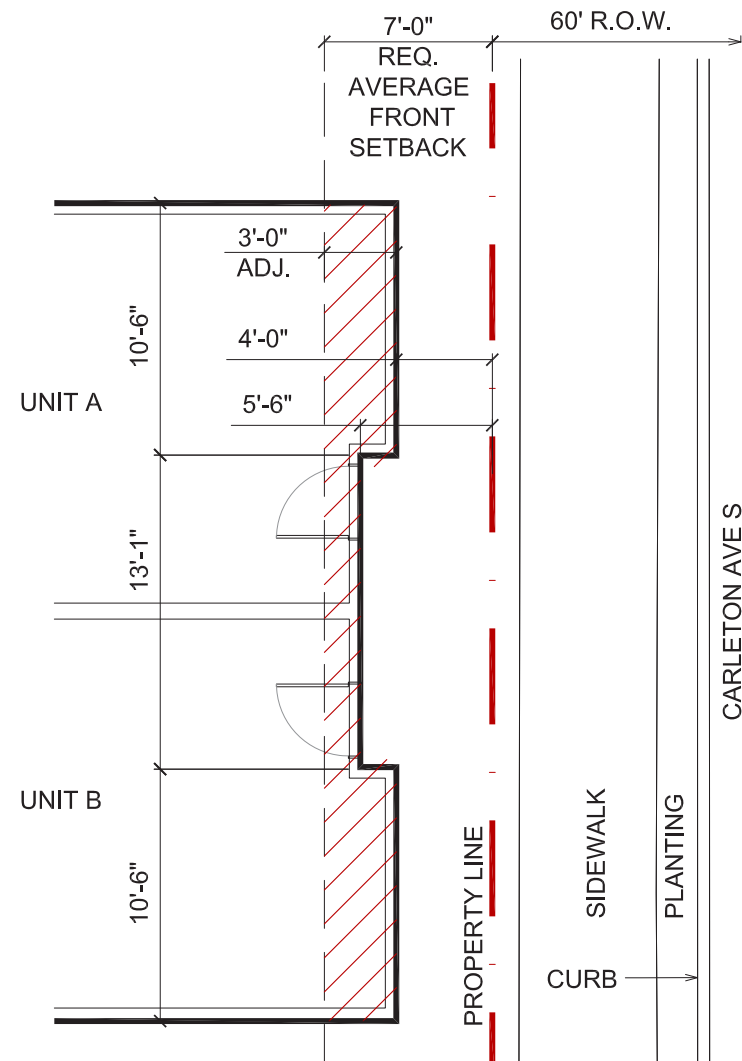
This project will reduce the required parking backing distance by 25% from 22' to 16.5' according to the provisions of SMC 25.11.070 to allow for surface parking to be located outside of the tree protection radius. This radius can only allow for 1/3 maximum disturbance during construction and throughout the life span of the proposed development per SMC 25.11.050. 9% of the 33% maximum disturbance area is already occupied by structures on the neighboring 6915 Carleton Ave S property, further limiting the development potential for 6913 Carleton Ave S.

Shoring

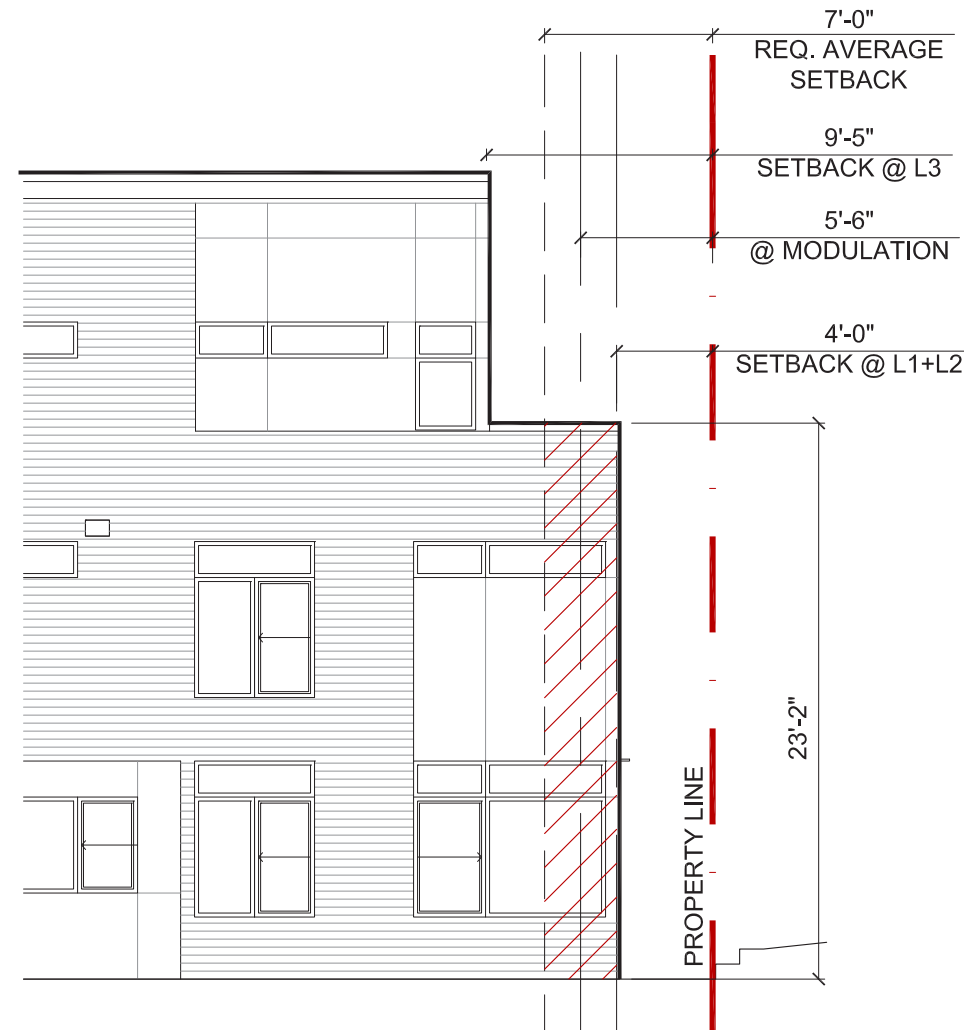
Limited disturbance of the protected tree's dripline during excavation will be ensured by a shoring system utilizing driven H-beam piles to make a vertical cut down to the bottom of excavation. Construction clearances and pile thickness have been accounted for through coordination with structural and geotechnical engineers. No soil will be disturbed west of the shoring system for the proposed building's construction.



ADJUSTMENT



PARTIAL PLAN - FRONT SETBACK



PARTIAL SOUTH ELEVATION - FRONT SETBACK

1 FRONT SETBACK REDUCTION - SMC 23.45.518

The proposed side setback is a result of shifting the building mass east to provide adequate space for the tree protection area in the rear of the site. The adjustment requests a reduction to the required 5' min. 7' average setback to 4' min. 5' avg. This is a 43% reduction to the average setback where the SDR process allows up to a 50% reduction to required setbacks.

Despite the requested setback reduction, the proposed development is well under the zoning potential for the site. The setback reduction merely seeks to regain 1.5% of the 17% buildable area lost to preserving the exceptional tree.

JUSTIFICATION:

The Georgetown community has expressed interest in the preservation of the existing exceptional tree. The requested adjustment helps ensure the viability of the development as well as the preservation of the Sequoia. The project incorporates several design considerations to mitigate the effects of a reduced setback.

Recessed Upper Level

At level three, the proposed building increases the front setback to 9'-5" allowing more light to pass through to the street. The upper level setback also provides street facing decks, giving the building a stronger sense of interaction with the street.

SDOT Street Tree Setback

Despite a reduction in the front setback, the project will provide a SDOT street tree setback on private property. Street trees, in addition to carefully designed onsite landscaping, will provide an appropriate buffer between the public realm of the street and the private living spaces of the proposed townhomes.

Design Standards

Facade articulations and openings facing Carleton Ave S are compliant to the design standards of SMC 23.45.529. Articulations in the building facade break up the frontage in the reduced setback.



PERSPECTIVE VIEW FROM CARLETON AVE S

- DISTINGUISHING BUTTERFLY ROOF
- RECESSED UPPER LEVEL WITH STREET FACING DECKS
- MODULATION COMPLIANT WITH DESIGN STANDARDS OF 23.45.529
- MAXIMIZED GLAZING FACING THE STREET
- RECESSED ENTRY WITH CANOPIES
- ACCENT COLORED ENTRY DOORS
- SDOT STREET TREE SETBACK

ZONING STANDARDS

ZONING: LR2		
SMC	REQUIREMENT	PROPOSED
23.45.504	Permitted and Prohibited Uses	Residential use permitted outright.
23.45.510	Floor Area Ratio (FAR) Limits	
	Per Table A 23.45.510, FAR for townhouses in an LR2 zone is 1.0 or 1.2 if the project meets the standards of subsection 23.45.510.C.	Project to meet 23.45.510.C, allowing FAR of 1.2 Lot Area: 5,504 SF Max Floor Area Allowed: 6,605 SF (5,504 X 1.2) Proposed: 5,509 SF
23.45.510.C		
	C.1. The structure will meet green building performance standards by earning LEED Silver rating or a Built Green 4-Star rating. C.3-4. Parking Location and Access.	Proposed: Built Green 4-Star Parking area located at the rear of the lot, behind all structures, with access from the alley.
23.45.512	Density Limits	
	No density limit if project meets 23.45.510.C.	Compliant: 5 dwelling units proposed, project to meet 23.45.510.C.
23.45.514	Structure Height	
	Maximum 30' height limit, with exceptions for sloped roofs, overhangs, parapets, penthouses, (and solar collectors per 23.44.046).	Compliant: See elevation and section drawings with height diagram.
23.45.518	Setbacks and Separations	
1	Front: 7' Average, 5' Minimum, and 12' Minimum above 34'; Rear: 7' Average, 5' Minimum; Side: 5' Minimum; Separations Between Structures: 10' Minimum.	Front Setback - Average 5'-0", Min 4', Adjustment Proposed, see p. 21 (50% decrease allowed with SDR) Rear Setback - 55'-6", Compliant. Side Setbacks - 5', Compliant. 12' Min above 34' - none, Compliant. Between Structures - none, Compliant.
23.45.522	Amenity Area	
	25% of lot area req'd, 50% at ground level, minimum. 5,503 SF x 25% = 1,376 SF required. 1,376 SF x 50% = 688 SF required at ground level.	1,538 SF Total 977 SF @ Grade 561 SF @ Roof Deck
23.45.524	Landscaping	
	Minimum 0.6 Green Factor required, street trees required.	Compliant: Green Factor greater than 0.6 proposed, new street trees proposed.
23.45.527	Structure Width and Facade Length Limits	
	Maximum Width 150', Maximum Facade Length: 65% of lot line, 125' x 65% = 81'-3" maximum facade length.	Maximum Structure Width: 34'-0", Compliant. Maximum Facade Length: 65'-6", Compliant
23.54.015	Required Parking	
	2 parking spaces required (Parking Flexibility Area). 6 bicycle spaces required.	Compliant: 5 medium parking spaces provided. 6 bicycle spaces provided.
23.54.040	Solid Waste Storage and Access	
	One 3'x6' storage area per dwelling unit required.	Compliant: (5) 3'x6' storage areas proposed.

PRIORITY GUIDELINES

CS1. Natural Systems and Site Features

- B. Sunlight and Natural Ventilation
- D. Plants and Habitat

Response: Level 3 decks on the street facing units pull the face of the building back allowing more light to pass by the project especially at the street and sidewalk. The majority of windows on Units C-F are oriented south to maximize sun exposure and to allow sunlight to penetrate deep into the interior spaces.
The front setback allows for a designated SDOT street tree planting strip, adding sizable vegetation to the streetscape. Rear yard landscape features and circulation revolve around the existing Sequoia

CS2. Urban Pattern and Form

- C. Relationship to the Block:

Response: Georgetown has experienced substantial growth in new townhome developments over recent years. This project is in keeping with the general pattern of development while adding distinguishing features such as the butterfly roof design and a recessed upper level which provides decks overlooking the street.

PL2. Walkability

- C. Weather Protection

Response: All entries feature bent steel canopies to protect inhabitants from the elements and to provide a well composed architectural element for interest. Street facing units have a canopy extending across a recessed entry area to further protect from the elements and reinforce the townhome's entry.

PL3. Street-Level Interaction

- A. Entries

Response: The street facing units feature brightly colored doors, juxtaposed against a high contrast building color scheme to punctuate the building's entries. Off-street entries are also clearly distinguished with accent colored entry doors and a facade composition which recesses at the entries.

DC2. Architectural Concept

- B. Massing:
- C. Secondary Architectural Features
- D. Scale and Texture

Response:
The project is organized into strong, simple massing which is reinforced by the material fields and window palettes. Lap siding is featured at the most prominent masses providing for small scale texture at the human scale.

DC4. Exterior Elements and Material

- A. Exterior Elements and Finishes
- D. Trees, Landscape and Hardscape Materials

Response: The rear yard is designed to express the presence of the protected Sequoia by providing an open amenity area where residents have an opportunity to take respite under the tree. The project features decay resistant and fire resistant fiber cement cladding materials as requested in the community outreach meeting.

COMMUNITY OUTREACH

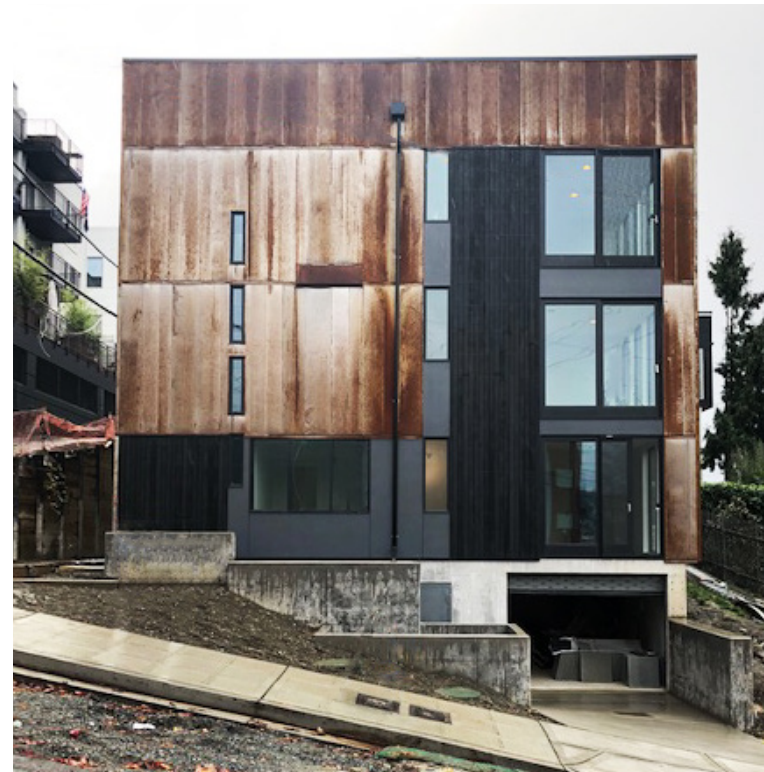
No phone messages or email received.

Design related Comments from Public Meeting held on January 3,2018

- Some comments reflected a preference for using materials other than wood
- Safety: suggestion to ensure protection against burglary
- Feedback indicated support for the way the project is preserving trees



2429 8TH AVE N



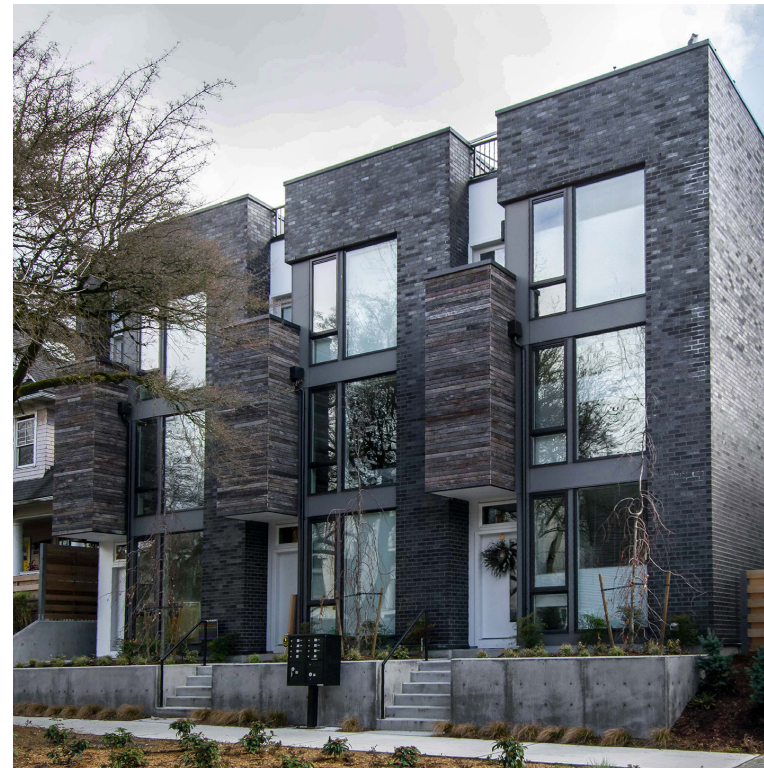
111 E HAMLIN



5902 22ND AVE NW



2016 14TH AVE S



1114 16TH AVE



11219 GREENWOOD AVE N